

DEED OF SALE
BY PERSONAL REPRESENTATIVE
022752

TRANSFER
TAX
PAID

63-22

KNOW ALL MEN BY THESE PRESENTS That ELEANOR L. PULS of 13 Greenwood Street, Waterville, County of Kennebec, State of Maine, duly appointed and acting Personal Representative of the Estate of ETHEL M. LARRACEY, Deceased, (testate), as shown by the probate records of the County of Kennebec, Maine, and having received written waivers from each person succeeding to an interest in the real property of the statutory ten (10) day notice, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to DOLORES C. LACOMBE and JAMES H. HALL as Joint Tenants (and not as tenants in common) of P.O. Box 2542, Waterville, ME 04903, the real property in Waterville, County of Kennebec, State of Maine, described as follows:

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Starting at a point in the easterly line of Central Avenue, which point is one hundred thirty (130) feet southerly from the point of intersection of the easterly line of Central Avenue and the southerly line of Hazelwood Avenue; thence to the east along the southerly line of land now or formerly of Cutting approximately one hundred seven (107) feet to the westerly line of land now or formerly of Fitzgerald; thence to the south along the westerly line of said Fitzgerald and along the line of land of parties unknown a distance of sixty-five (65) feet; thence to the west and keeping parallel to the line first drawn a distance of approximately one hundred seven (107) feet to the easterly line of Central Avenue; thence to the north along the easterly line of Central Avenue a distance of sixty-five (65) feet to the point of beginning.

This conveyance is subject to the following restrictions, which are to run with the land, to wit: No building other than a private dwelling house for not over two-family occupancy, together with private garage for use by occupants of house, shall be erected upon said premises. No part of any building shall be placed nearer than twenty (20) feet from the line of any street, provided, however, that porticoes projecting not over three (3) feet, steps and windows are to be allowed on said reserved space. No double-decked porches may be built on any house. Said dwelling house and garage shall cost not less than Six Thousand Dollars (\$6,000.00). The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street.

Being the same premises conveyed to Willis J. Larracey and Ethel M. Larracey by Warranty Deed from Home Development Company dated June 27, 1950, and recorded in the Kennebec County Registry of Deeds in Book 896 Page 593. Willis J. Larracey died on August 19, 1980 and Ethel M. Larracey died on December 12, 1994.

WITNESS my hand and seal this 25th day of September, 1995.

Signed, Sealed Delivered
in presence of:

Stephen F. Dubord
Stephen F. Dubord

Eleanor L. Puls
ELEANOR L. PULS

STATE OF MAINE
KENNEBEC, SS.

Date: September 25, 1995

Then personally appeared the above named Eleanor L. Puls in her capacity and acknowledged the foregoing instrument to be her free act and deed.

Before me,
RECEIVED KENNEBEC SS.

55 SEP 28 AM 9:00

ATTEST: *Theresa R. Jones*
REGISTER OF DEEDS

Stephen F. Dubord
Notary Public



STEPHEN F. DUBORD
Notary Public Attorney at Law
My Commission Expires
September 4, 2001